

City of Hannibal

OFFICIAL COUNCIL PROCEEDINGS

**Tuesday October 5, 2021
Council Chambers
7:00 p.m.**

ROLL CALL

Present: Mayor Pro Tem Dobson, Council Member Franke, Mayor Hark, Council Members Bowen, Welch and Veach – 6

Absent: Council Member McCoy – 1

CALL TO ORDER

There being a quorum present, Mayor Hark called the meeting to order.

INVOCATION

The invocation was then given by Mayor Pro Tem Dobson.

PLEDGE OF ALLEGIANCE

Mayor Hark then requested Hannibal Police Corporal Logsdon to lead the Pledge of Allegiance to the Flag.

A motion was made by Mayor Pro Tem Dobson to excuse Council Member McCoy from the meeting. The motion was seconded by Council Member Veach.

Motion carried.

APPROVAL OF AGENDA

A motion was made by Mayor Pro Tem Dobson to approve the agenda, as presented, and posted. The motion was seconded by Council Member Veach.

Motion carried.

APPROVAL OF MINUTES

Regularly Scheduled Council Meeting – September 21, 2021

A motion was made by Council Member Veach to approve the regularly scheduled Council meeting held September 21, 2021. The motion was seconded by Council Member Bowen.

Motion carried.

**APPROVAL OF PAYROLL AND CLAIMS
Second Half – September 2021**

A motion was made by Council Member Veach to approve the payroll and claims for the second half of September 2021. The motion was seconded by Council Member Bowen.

Motion carried.

**MARGEE TUCKER, EXECUTIVE DIRECTOR – HANNIBAL NUTRITION CENTER
Re: Annual Report & Funding Request**

Margee Tucker, Executive Director with the Hannibal Nutrition Center, then approach Council, first by thanking them for their past and continued support of the center, particularly in light of the pandemic as home delivered meals have increased 21% due to seniors quarantining in their homes. This increase was not accounted for, which added to their already served 100,000 meals per year. She advised the Nutrition Center is back open and they are hoping that fundraising will begin soon and the service clubs are signing back up to hold meetings and meals in the center.

Mayor Pro Tem Dobson then questioned how many meals per day were served, in which Ms. Tucker advised 500-600, with about 450 being home delivered. They also have two contracts, one with the Hannibal Supervision Center and the other being Mark Twain Behavioral Recovery in which the center serves three meals per a day, 365 days per year. Mayor Hark questioned the delivery drivers and if they were all volunteers, in which Ms. Tucker advised some are volunteers and some are paid. They would not be able to operate the home delivered meal program solely on volunteers.

Council Member Bowen asked for clarification on the amount of funding the Nutrition Center receives from the City, in which she stated generally the Council provides \$18,000 per year in funding. City Manager Peck confirmed that this has been budgeted, however, the contract has expired, therefore this funding needed to be requested and a report given. Mayor Hark asked Ms. Tucker if it was her intention to extend that contract and request the funding, in which she concurred. Ms. Tucker advised of the Center's \$1.1 million dollar budget, only one-third is funded by the state, the remaining is funded by grants, fundraising, caterings, or anything else they can do to raise the funds.

A motion was made by Mayor Pro Tem Dobson to extend the contract for another year with the Hannibal Nutrition Center in the amount of \$18,000. The motion was seconded by Council Member Bowen.

Motion carried.

JEFF ARP, LOSS CONTROL SPECIALIST – MIRMA
Re: Risk Management Grant Award – Hannibal Police Department

- *Body Cameras-9 = \$3,947.40*
- *Tasers-2 = \$2,002.55*
- *Stop Sticks = \$133.65*

Jeff Arp, loss control specialist with MIRMA, then approached Council where he began by providing a history of MIRMA. He explained that MIRMA is a self-insurance pool that the City has been a member of since the 1980's. They provide members with a single, comprehensive multi-line coverage packet and process and handle the City's insurance claims while educating members on best safety practices in risk management. Being a part of MIRMA also qualifies the City for the reimbursement programs they offer. One program is the grant program, which he is here to award tonight.

He explained MIRMA received an application for reimbursement from the Hannibal Police Department for nine (9) body cameras for \$3,947.40, two (2) tasers for \$2,002.55 and a set of stop sticks for \$133.65, for the total of \$6,083.60. He is here with a certificate showing the City has been granted this reimbursement. Chief Davis then approached and accepted the certificate of award on behalf of the City.

Mayor Pro Tem Dobson then advised that if he remembers correctly, the Hannibal Police Department was one of the first police departments in the area to have body cameras.

JASON KRIGBAUM – HEARTLAND AUTO & TOWING

Re: Request, Street Closures – Veterans Day Parade
Saturday, November 6, 2021 – 10:00 a.m. – 12:00 p.m.

Jason Krigbaum, representing Heartland Autobody, approached Council requesting street closures for the Annual Veterans Day Parade to be held Saturday, November 6, 2021 from 10:00 a.m. – 12:00 p.m., with the parade beginning at 11:00 a.m. He is requesting all side streets to be closed along Broadway from Grand Avenue to South Main Street where the parade route will continue down North Main Street, concluding at North Street.

Mayor Hark advised the certificate of insurance is still needed prior to the event.

Mayor Pro Tem Dobson thanked Mr. Krigbaum for honoring the veterans with the parade. He then made a motion to approve the requested street closures, pending insurance, for the Annual Veterans Day Parade to be held Saturday, November 6, 2021 from 10:00 a.m. – 12:00 p.m. The motion was seconded by Council Member Veach.

Motion carried.

JAMIE MCCOY – HANNIBAL JAYCEES

Re: Request, Street Closures – Annual Halloween Parade
Saturday, October 23, 2021 – 5:30 p.m. – 7:30 p.m.

Bobi Stephens, on behalf of Jamie McCoy, representing the Hannibal Jaycee's, approached Council requesting street closures for the annual Halloween Parade to be held Saturday, October

23, 2021 from 5:30 p.m. to 7:30 p.m. She stated the parade will line-up at Save-a-Lot on Broadway where the parade will go down Broadway to Main Street, with participants turning left on North Main Street (except the Jaycees who will turn right on South Main Street to return to their haunted house), with the parade concluding at North Street. She is also requesting all side streets along parade route to be blocked.

A motion was made by Council Member Veach, pending certificate of insurance, to approve street closures for the annual Jaycees Halloween Parade to be held Saturday, October 23, 2021 from 5:30 p.m. to 7:30 p.m. The motion was seconded by Mayor Pro Tem Dobson.

Motion carried.

Re: Request, Street Closures – Annual Christmas Parade
Saturday, December 4, 2021 – 5:30 p.m. – 9:30 p.m.

Ms. Stephens then requested street closures for the Jaycee’s annual Toys for Tots Christmas Parade, to be held Saturday, December 4, 2021 from 5:30 p.m. to 9:30 p.m. She stated the line-up will begin at Save-a-Lot parking lot, then continue down Broadway, turning left on Main Street, ending at North Street. She is requesting all side streets to be blocked along the parade route as well.

A motion was made by Council Member Welch, pending certificate of insurance, to approve the street closure request for the annual Christmas Parade, sponsored by the Hannibal Jaycees, to be held Saturday, December 4, 2020 from 5:30 p.m. to 9:30 p.m. The motion was seconded by Mayor Pro Tem Dobson.

Motion carried.

ANDREW CAMPBELL – 3305 CRESTVIEW DRIVE, QUINCY ILLINOIS
Re: Hannibal Experience, Police and Tourism

Mayor Hark then called for Andrew Campbell to come forward to speak on his issue relating to his Hannibal experience, in which no one came forward. City Clerk Zerbonia advised she did not receive a call from him, requesting to withdraw his request to speak. With Mr. Campbell not in attendance, Mayor Hark moved to the next agenda item.

EUHLAN LEEDERS, JR. – 1221 VALLEY STREET
Re: Southside Hannibal Attention

Euhlan Leeders, JR., resident at 1221 Valley Street, then addressed Council. Mr. Leeders spoke about how on Highway 79, close to Walnut Street, the woods that runs behind them questioning what was going to be done with the woods. Ms. Dexheimer, a resident on Union Street, usually walks the area, and she said something to him recently wondering why the woods can’t be utilized better. When Mr. Leeders was a kid, he and the some of the neighborhood kids, used to “run them all the time” and he feels that the area should be cleared out and utilized again. Now, with the trails being covered up, no one is utilizing them. Council Member Welch questioned if that was City owned property, in which Mayor Hark advised he was unsure but would look into.

Mr. Leeders advised there is an alleyway between O'Fallon Street and Terrace Avenue, which needs some attention. Bluff Street that runs under Lover's Leap; he feels should be blocked off. Council Member Bowen advised there is still a resident that lives at the end of the street and it's actually a state road. On Park Avenue, there is at least 50-75 houses with only one way in and out. If there was a disaster, wouldn't we want to make exiting a lot easier for the neighborhood, just for public safety? There are also woods in between Park Avenue and Valley Street and no one ever uses the woods. The City was supposed to run Valley Street through that area and the woods are dangerous especially when a storm "rolls in" there are trees falling and destroying property.

Mr. Leeders stated there are "tons" of overgrown trees around town, which is dangerous and if you walk under you are taking a chance of it falling on you or a piece of property. He advised the town is "plumb full" of tree companies and they all go to the bigger cities to work because there is not much money around here. Maybe we can figure a way to utilize those tree companies here in town to put them to work. Maybe get some FEMA money/funding or something because the trees are dangerous. On South Main Street, where the flood zone is, he feels instead of having open fields where the City has to pay big money to have it mowed every year, maybe the City could put in a recycling zone, so if it was flooded it wouldn't damage much.

Another street like Park Avenue is Vine Street, which is a dangerous street, again only one way in and out. Ann Street, coming off Booker Street, there is work being done at the bottom, however, he thinks there should be a concrete road block at the bottom that would prevent people from "flying down the hill" and hurting someone. Council Member Bowen questioned if he meant to block it so people don't go into the woods or block the street completely, in which Mr. Leeders advised not completely, just to prevent drivers from "flying down the hill".

He feels the town needs a place to throw stuff away that you can't throw in the trash, like big stuff. He knows there is a business in Oakwood, like BFI, but they don't take lumber, which is hard to get rid of, therefore you have to burn it, you can't do anything else with it. There are lots of rules and regulations on burning, maybe if the City had a dump, utilizing the Main Street property, requiring citizens to pay to dump their lumber, that would be revenue for the City.

The Lover's Leap trail, between Lovers Leap and Riverside Cemetery cannot be found anymore. He used to walk it a lot when he was a kid and if the City could find some volunteers to help open that back up, which would be beneficial to the City, it would bring more people to it to view the historical sites located within it. There are some popular names in the cemetery and it's been shut down for a lot of years, due to no one taking care of it.

He feels the City could bring basketball tournaments here, like Gus Macker. When he was a kid, these types of tournaments generated a lot of money for Quincy and feels it could do the same for Hannibal. The City could have a swap meet, during the car shows that Council Member Bowen speaks about, where people could rent a space and sell car parts. This is popular in St. Louis.

He stated the waterways, like the Fabius and Bear Creek, need cleaned up since they are full of debris as it's hard to get through with a boat. He feels the City should bring back concerts with popular musicians, like Kid Rock. It would bring lots of people and revenue for the town, so maybe taxes wouldn't need to be increased. He feels Ely Street needs to be blocked off with a concrete block, at the top of the hill, which is where the 4th Ward ends and a new ward begins. He feels if it was blocked it could slow down traffic and stop police chases, with the jurisdiction

ending there, the police department has to call off a chase. He believes speed bumps and road blocks would be a big help to some of the communities especially the south side, specifically Valley Street, as he knows several times a day cars go “flying down there”.

Mayor Pro Tem Dobson then asked if Mr. Leeders has spoken to his Council Member about these concerns, in which Leeders advised that he had not, tonight was his first time bringing these issues up. Mayor Pro Tem Dobson advised Mr. Leeders it would be beneficial and appropriate for him to do so and Council Member Bowen could address a lot of these issues with him. Mr. Leeders indicated there is a speed bump by Stowell School and that helps a lot with cars speeding down the hills.

Mayor Hark asked if the Council could obtain a copy of Mr. Leeders list, in which he agreed. Mayor Hark advised that Edie Graupman would make a copy for him. With this, the specific departments that would need to address it can be given to them. Mayor Hark also informed Mr. Leeders to follow up with his Council Member, as there are some things that the City can do and some they cannot do that he brought forth tonight. It is always good to have input from the citizens and he appreciates him coming in and advised to go to his Council Member or if its street related issues, report that to the Central Services Director. With traffic related issues those can be reported to the Police Department, although those are hard to enforce because they have to be witnessed and it’s hard to catch. Council Member Bowen then gave Mr. Leeders his business card and encouraged him to call or text anytime.

JAMES LEMON – CITY ATTORNEY
Re: Update, Stormwater Utility & Funding Options

City Attorney Lemon then addressed Council relating to the issue of an update of Stormwater Utility and funding, in which he does not have an update as the last meeting the issue was discussed and there were several Council Members missing. The City Clerk asked if she should put the issue back on the agenda, in which he felt they should as where it was left it was a little unclear of the action, and if Council is wanting the issue on the ballot, that is a time sensitive issue.

Council Member Franke first thanked Mr. Leeders for coming before Council to address and bring awareness to some of the issues on South side. He then addressed Council advising he knows that all of the Council members care deeply about Hannibal. Overcoming the obstacles that are faced and seizing the opportunities that are in front of them are important. Two of the obstacles are; the failing stormwater system and the roads, alleys, curbs and other infrastructure that sit on top of it. Recently, Council has been discussing these topics, however, he hears that in the next 3-5 years, only one issue can be addressed, not both, in which he disagrees, and feels both can be addressed. He feels solutions can be created for the stormwater issues along with above ground infrastructure, at the same time. Then he asked, how do we do that? First, he feels Council should decide against placing any issue on the April 2022 ballot as the Hannibal Board of Public Works recently lost the in-house stormwater coordinator, who was the expert, and this would be the person who would create a stormwater education strategy. With the April 2022 election only six months away, there is no funding structure researched, explained or decided upon, along with no plan in place to educate the public. He feels the City should give the HBPW a March 31st deadline to come up with a stormwater funding mechanism that best suits the City’s needs to repair and maintain the stormwater system for the next 200 years. Additionally, in that time the utilities should devise a concrete plan to educate the public for referendum to be

placed on the August or November, 2022 ballot. He feels the utility company can come to Council and the public for feedback as needed between now and the proposed deadline. In the meantime, City Hall can put on thinking caps and sharpen pencils to come up with various ways to “put our house in order” coming up with new revenue sources for above ground infrastructure without asking the citizens to pay even more taxes than they already do. As Mr. Leeders suggested, the City can provide “services to the citizens” and charge them for it to help compensate for the City’s revenue shortfalls. He feels stormwater has been left unaddressed in the City for 200 years and a lot of other infrastructure has been suffering for far too long as well. He is 100% confident that in six months’ time the City and HPBW can have a winning plan in place and in 12 months he believes the City can have a funded stormwater utility and new ways to address the City’s streets, alleys, curbs and other infrastructure needs. Like most, he is personally looking forward to the days that some of these obstacles can be put behind and instead focus on opportunities.

Council Member Bowen then questioned if the HBPW actually wanted to take over the stormwater, and if the City wants to push HBPW to do such a thing, do they even want to do that? He doesn’t know the answer but feels it should be answered.

HBPW Board Member Melissa Cogdal, then approached Council, advising that she is not sure delaying is what should be done, however, what she does know is the Council and the HBPW Board need to sit down together as it is very important they become united on this issue and there is only one shot, not either or on a ballot issue. We can only expect the citizens and tax payers to do one thing, which is hopefully the right thing, because this funding is needed. She would like to request that the Council and the HBPW Board get together to discuss so that everyone can be on the same page and come up with a plan. This has to succeed for this community, the neighborhoods, south side, the third ward and everywhere else needing these repairs. She would like to go to the citizens with a united front, not the HBPW going with one and the City going with another. The last time she was on the Council when the HPBW was trying to obtain funding and they were left with all of the work. She agrees, the City cannot ignore the above ground infrastructure any longer, there are alley ways in the 3rd ward that haven’t been paved in 25-30 years.

Council Member Franke then advised that what he is hearing from her is both of the needs they are discussing are important and both need addressed. The City Council and HBPW Board doesn’t need to “shoot from the hip” and both entities need to agree upon a well thought out plan and come together on a solution, in which Cogdal concurred.

Mayor Pro Tem Dobson then advised he doesn’t necessarily believe in the delay for the referendum. There has been two elections and they both have been very close to passing with Matt Munzlinger, from the HBPW, heading up the first one. The HPBW didn’t have the answers to some of the questions, mainly involving rental properties, which all have learned from the first defeat. None of the current Council members were in place when the flood wall referendum passed, which he believes was on the third attempt, and this would also be the third attempt with stormwater. He agrees with the united front and getting Council and the HPBW Board to come up with a united plan however, he believes it should be sooner, rather than later.

Council Member Welch advised that the City nor the HBPW have a dedicated funding source or a plan to get one. There has not been a meeting between both parties and he doesn’t think six months is enough to time to get it together to have on the April ballot, perhaps the August election would be better. He believes it would take at least six months to build up money in the

“coffers” to have any funding available to complete any of the projects. Mayor Pro Tem Dobson then advised using the six months’ scenario, it would be at least a year before any funding would be available, waiting until the August ballot, it would be closer to a year and a half before any funding was available. Council Member Welch advised there would at least be a plan in place, as now there is no plan, anything rushed is not going to be satisfactory or passed by the people. The last election was close, but was a low turnout election. Mayor Pro Tem Dobson advised it was a close election before as well. Council Member Welch believes that a well thought out plan needs to be in place, in which Mayor Pro Tem advised he believes they have learned from the two prior defeats of the funding issue being on the ballot. He then questioned how the City would fund an election, as it can’t spend public money on an election. In which Council Member Franke advised you can have an educational plan in place. Council Member Bowen advised that’s what’s trying to be done is to fund the stormwater utility. If waiting another year and a half, can the Council Members and City be able to “put off” the citizens’ concerns.

Mayor Hark advising that tonight, Council does not have to decide when this issue will be placed on the ballot. As a guy once told him “get busy getting to it”, questioning what prevents the Council and the HBPW Board from getting together, developing a plan and then determine if it can be brought before the voters sooner. If it’s decided that a plan can’t be agreed upon, because if a concrete plan is not in place, he believes the issue will fail, then the issue won’t be placed on the April ballot. They need a plan in place that states what and how the stormwater repairs will be done and when it will end. An important issue with the voters will be that they will want to know “how long will I have to pay?” He feels this needs to be put in the voters hands as well, and it may be that the plan would be in phases, letting the voters decide whether or not to continue.

Council Member Welch questioned the deadline for getting an issue on the April ballot, in which City Clerk Zerbonia advised that the final certification for the April ballot is towards the end of January. Council Member Welch advised that is three months away, which is six Council meetings, so perhaps holding special call meetings until a plan can be put in place. He feels Council should shoot for April, if a plan is in place, and if not the issue won’t be on the ballot. Mayor Hark has faith in the department heads to come up with a timeline for the funding mechanism.

City Manager Peck then asked for direction on a funding source so staff is aware of what plan they need to come up with. Council Member Franke advised that what he is hearing is that the Council and the HBPW Board needs to sit down to decide this first. Council Member Welch advised he is ok with as many special called meetings as necessary to get a plan in place. Mayor Pro Tem Dobson advised that Director of Central Services, Andy Dorian had sent an email in which proposed a half cent sales tax increase that would bring in \$1.6 million dollars in a year or \$11.2 million over seven years. Mayor Pro Tem Dobson feels that the key is assuring the public that the tax/fee will come to an end, putting a sunset on it. He would be happy to share the email with the rest of the Council and feels a meeting with the City and the HBPW Board within the next week is doable.

Mayor Hark advised that he has had some discussions with other people that also have other ideas for funding, such as franchise fees, etc. Council Member Franke has a couple revenue ideas as well and feels that they could “take them for a ride” and see how they fit the community. He is very sensitive to how decisions are made or put to the public that will impact their fiscal wellbeing. The Council is always discussing that the City has limited funding and they can only

do so much, this also includes residents and their personal funding as well. Everyone is on a fixed income and he realizes that and that has to be accounted for.

Dorian, from the audience, advised that what he sent was a variation of the concept that has been discussed for years and years. The concept of coming together as one, everyone having the same answer. It's frustrating talking to people, looking at constituents having to tell them there is nothing that can be done to fix their problems. Mayor Hark advised he had that exact conversation this evening with a constituent and he would love to be able to go a staff member to be able to correct an issue. Mayor Pro Tem Dobson advised he just forwarded the email from Dorian to all of Council.

A motion was made by Council Member Veach to hold a special called joint meeting between the City Council and the HBPW next Tuesday at 5:00 p.m. in Council Chambers. The motion was seconded by Council Member Franke.

Motion carried.

JAMES HARK - MAYOR
Re: Approval of Reappointments

Mayor Hark reminded Council of the candidate he presented for recommendation of re-appointment during the last Council meeting. He is recommending approval of Maxx Vance to be re-appointed to the Hannibal Tree Board.

HANNIBAL TREE BOARD

- **Maxx Vance – reappointment for a term to expire September 2024**

A motion was made by Mayor Pro Tem Dobson to approve the re-appointment of Maxx Vance for a term to expire September 2024, to the Hannibal Tree Board. The motion was seconded by Council Member Veach.

Motion carried.

Mayor Hark then reminded Council of the candidate he presented for recommendation of re-appointment during the last Council meeting. He is recommending approval of John Ortwerth to be re-appointed to the Airport Commission.

AIRPORT COMMISSION

- **John Ortwerth – reappointment for a term to expire September 2023**

A motion was made by Mayor Pro Tem Dobson to approve the re-appointment of Maxx Vance for a term to expire September 2023, to the Hannibal Tree Board. The motion was seconded by Council Member Bowen.

Re: Recommendation of Reappointments

Mayor Hark then made the following recommendations of re-appointment to the Airport Commission.

AIRPORT COMMISSION

- **Greg Baugher – reappointment for a term to expire September 2024**

He advised this nomination will be considered for approval at the next regular Council meeting, to be held October 19, 2021.

Mayor Hark then made the following recommendations of re-appointment to the Hannibal Tree Board.

HANNIBAL TREE BOARD

- **Kristy Trevathan – reappointment for a term to expire September 2024**

He advised this nomination will be considered for approval at the next regular Council meeting, to be held October 19, 2021.

LISA PECK – CITY MANAGER

Re: Approval, NECAC Property Donation, Updated Listing

- *2011 Gordon*
- *2015 Gordon*
- *315 S. Griffith*
- *317 S. Griffith*
- *1805 Hope*
- *1803 Hope*

City Manager Peck then addressed Council regarding the NECAC home build project that was addressed at the September 7th Council meeting which resulted in the City donating six properties. After the site visit by their architect, it was deemed the following City owned properties would more appropriately suit their needs:

- *2011 Gordon*
- *2015 Gordon*
- *315 S. Griffith*
- *317 S. Griffith*
- *1805 Hope*
- *1803 Hope*

She is requesting Council to change the donation of the previously approved lots, which would still be pending approval of NECAC funding.

A motion was made by Council Member Veach to approve donating six City owned properties; 2011 Gordon Street, 2015 Gordon Street, 315 S. Griffith (encompasses 317 S. Griffith and 1917 Hope), 1805 Hope and 1803 Hope to NECAC. The motion was seconded by Council Member Bowen.

Motion carried.

Re: Approval of Appointment, Director of Conventions & Tourism

Megan Rapp

Peck's next item is approval of the appointment of Megan Rapp for the Director of Conventions and Tourism. She stated this position requires the advice of the Hannibal Convention and Visitor's Bureau, for recommendations and consent of the City Council per the Charter. Peck provided the letter of recommendation for Ms. Rapp from the HCVB Board to Council in the agenda packet. The Charter furthermore states that the basis for the appointment should be training and experience for the duties of the position. There were two internal candidates, both were intelligent and diligent employees. Ms. Rapp's 12 years of experience working at the Convention and Visitor's Bureau made her the clear choice to put forward to assume the role of Director of Conventions and Tourism.

A motion was made by Mayor Pro Tem Dobson to approve the appointment of Megan Rapp as the Director of Conventions and Tourism. The motion was seconded by Council Member Bowen.

Mayor Pro Tem Dobson stated that he personally worked with Ms. Rapp on a state firefighter's convention and she did a super job for them and she has certainly been there to support the former Director of Tourism as Assistant Director and feels she will do an excellent job for the City.

Motion carried.

Re: Resolution & Letter of Support – Adaptive Reuse & Donation of City Owned Property
109 Virginia – 3 Diamond Development, LLC.
(Resolution No. 2372-21, to follow)

Peck's next item is approval of a Resolution and letter of support for the adaptive reuse and donation of City owned property, located at 109 Virginia Street (formerly the old St. Elizabeth's Hospital), to 3 Diamond Development, LLC. The application for funding is due next week, in which the letter of support with signature lines was provided prior to the meeting and she requested all Council Members to sign before leaving tonight.

Peck stated Resolution No. 2372-21 is for follow, for approval.

Re: City Owned Property, 109 Virginia Street – Purchase and Sale Agreement
(Resolution No. 2373-21, to follow)

Peck's last item is approval of the purchase and sale agreement, which are necessary documents for 3 Diamond Development, LLC's application for the current round of low income housing tax credits. The actual transfer is subject to the approval of tax credits.

Peck stated Resolution No. 2373-21 is to follow, for approval.

ANGELICA ZERBONIA – CITY CLERK

Re: April 2022 Municipal Election

- Mayor
 - Council Member 2nd Ward
 - Council Member 4th Ward
- (Bill No. 21- 029, to follow)*

Angelica Zerbonia, City Clerk, then addressed Council advising that in accordance with the provisions of Section 17.01 Charter of the City of Hannibal, a general municipal election may be held for the purpose *of electing a mayor, councilmen, and other elective officers of the city, and for the purpose of deciding any question which may lawfully be submitted to the electors.*

She is requesting Council approval to give a first reading of *Bill No. 21-029* which authorizes a Municipal Election to be held, **Tuesday, April 5, 2022**. The 2022 City of Hannibal Election schedule provides for the election of the Mayor and Council Members for the Second (2nd) and Fourth (4th) Wards. These positions are currently held by Jim Hark, Michael Dobson and Alan Bowen, respectively.

Candidate filing for the above-mentioned positions will commence Tuesday, December 7, 2021 at 8:00 a.m., concluding Tuesday, December 28, at 5:00 p.m. She advised that recently the Legislators changed the candidate filing period, reducing it by three weeks. It was previously held the first Tuesday in December through the third Tuesday in January.

Zerbonia stated Bill No. 21-029 is to follow, for a first reading.

ANDY DORIAN – DIRECTOR, CENTRAL SERVICES
Re: Approval, Acquisition of County Trustee Properties

- 629 Willow
- 408 South 7th
- 620 North Street
- End of Riverside Street, Empty Lot
- 616 Church Street
- 2300 Market Street
- 907 Union
- 415 Smith
- 1112 Valley
- 1527 South Arch
- 1716 Grace
- 411 South Hayden
- 1429 Turn Street

Andy Dorian, Director of Central Services advised that over the last few years the City has purchased properties from the Marion County Trustee which are “leftover properties” not sold for the third offering at the County Tax Sale. The reason for the acquisition is the City already has the cost to mow and maintain these properties and obtaining will allow the City to attach covenants to the title before re-selling, getting back on the tax rolls. After the City acquires the properties, they can then be marked to adjoining property owners and or interested buyers.

Below is the listing from this year:

- 629 Willow, Empty Lot
- 408 South 7th, Empty Lot, Part of Norfolk & Southern Soccer Field
- 620 North Street, Empty Lot
- End of Riverside Street, Empty Lot
- 616 Church Street, Empty Lot, Street Department Demo
- 2300 Market Street, Empty Lot, Street Department Demo
- 907 Union, Empty Lot, Street Department Demo

- 415 Smith, Empty Lot, Street Department Demo
- 1112 Valley, Empty Lot, Street Department Demo
- 1527 South Arch, House on the Lot but on Pending Demo List
- 1716 Grace, House on the Lot but on Pending Demo List
- 411 South Hayden, House on the Lot, there are no utilities, would add to Pending Demo List
- 1429 Turn Street, House on the Lot, No Utilities/Utilities have been pulled, would add to Pending Demo List

Dorian stated the cost to purchase these lots is \$1 each plus closing cost, which are approximately \$36 each.

A motion was made by Council Member Veach to approve the acquisition of properties from the County Trustee that were presented by Dorian tonight. The motion was seconded by Mayor Pro Tem Dobson.

Motion carried.

Re: Approval, Declaration & Disposal of Surplus Property

- AZ 480 asphalt zipper (2001 model)
- Kubota M8200 tractor (2002 model)
- 24-inch Bobcat skid steer asphalt grinder
- Two (2) Kubota zero turn mowers

Dorian’s last item is the approval to declare and dispose of surplus property. He advised the Street Department would like to surplus four pieces of equipment and then allow the City to sell via the public bid or on the Gov Deals website.

Following is the equipment requested to declare surplus:

- AZ 480 asphalt zipper (2001 model), in which the Street Department no longer uses, and hasn’t in several years.
- Kubota M8200 tractor (2002 model), the Street Department, Parks Department and Airport are looking to upgrade to a newer model for brush cutting, in the FY 2022-2023 budget year.
- 24-inch Bobcat skid steer asphalt grinder, the Street Department no longer uses this equipment as it upgraded to a newer model, last year.
- Two Kubota zero turn mowers, which are at the end of their useful life and are no longer used.

A motion was made by Mayor Pro Tem Dobson to approve the declaration and disposal of the equipment as surplus property, as requested by Dorian. The motion was seconded by Council Member Bowen.

Motion carried.

EDIE GRAUPMAN – DPW MANAGEMENT ASSISTANT
Re: Request, Set Public Hearing – Rezone 3700 Palmyra Road
Tuesday, November 2, 2021 – 6:30 p.m.

Eddie Graupman, DPW Management Assistant, then addressed Council with a request to set a public hearing for Tuesday, November 2, 2021 at 6:30 p.m. A request is to rezone property located at 3700 Palmyra Road from E-Commercial to B-Multiple Family, was received by McClelland-Terrill LLC. The plan is to build residential duplex and triplex units.

Graupman advised the Planning and Zoning Commission public hearing for this request has been set for Thursday, October 21, 2021, at 4:00 p.m.

A motion was made by Council Member Veach to set a public hearing, in regards to the rezoning of property located at 3700 Palmyra Road from E-Commercial to B-Multiple Family, for Tuesday, November 2, 2021 at 6:30 p.m. The motion was seconded by Council Member Welch.

Motion carried.

Re: Request, Set Public Hearing – Code Amendment, B-Multiple Family

Tuesday, November 2, 2021 – 6:45 p.m.

Graupman’s next item is a request to set another public hearing for Tuesday, November 2, 2021, this one at 6:45 p.m. This is to amend the City Code regarding the zoning of B-Multiple Family. She stated that at a prior Council meeting, the discussion was had to add galleries to the B-Multiple Family Zoning. It was tabled until a more defined definition could be given on what would fall under an actual gallery description. The City Attorney has provided the City with such definition.

The Planning and Zoning Committee will hold their public hearing on Thursday, October 21, 2021.

A motion was made by Mayor Pro Tem Dobson to set a public hearing, in regards to the City Code amendment of B-Multiple Family to include galleries, for Tuesday, November 2, 2021 at 6:45 p.m. The motion was seconded by Council Member Franke.

Motion carried.

Re: Acceptance of Donated Property– Settlement Agreement & Release and General Warranty Deed

1908 Gordon Street – May Vineyards, LLC.

(Resolution No. 2374-21, to follow)

Graupman’s last item is the acceptance of donated property located at 1908 Gordon Street. The owners, Donald and Shannyn May, owners of May Vineyards, LLC., wish to donate the dilapidated property to the City, after a recent house fire left the home uninhabitable and in need of immediate demolition.

In July 2021, when the fire occurred, this property was placed on the Building Commission’s demolition list to be demolished immediately. However, the property owners were not able to remove the home as quickly and as safely necessitated. The City agreed to demolish the home and in lieu of the liens, the City would accept the property as a donation. Graupman advised the City would also receive a check from the insurance company that would help for the expenses incurred for the demolition of the home.

Mayor Hark stated Resolution No. 2374-21 is to follow, for approval.

Council Member Franke then questioned if this isn't the reason home owners carry insurance for their properties, in which Council Member Bowen advised that's what the "fire check" is for. Council Member Franke asked for clarification on this, in which Council Member Welch advised that the owners do have insurance on the property and after a fire, the insurance company grants the owners an insurance check, which a portion of gets turned over to the City to help cover the demolition costs, if not done by the property owner.

MATTHEW MUNZLINGER – BPW ENGINEER
Re: Finn Connection Project, Acquisition of Property
John Bunn - \$100,000
(Resolution No. 2375-21, to follow)

Matt Munzlinger, BPW Engineer, approached Council requesting approval for the Mayor to execute the necessary documentation to complete the purchase of a five-acre parcel. The necessary funds to complete the purchase were included in the project budget and the purchase has been approved by the HBPW Board. This purchase of land will help facilitate the HBPW's connection with AmerenUE. Currently, power is brought in by the Marion Substation, located near Mark Twain Cave. Discussions began about three years ago to bring the connection site above the flood plain, while utilizing an existing route and to re-build infrastructure to get better power to that end of town.

As the HBPW was going through the preliminary design phase, it was discovered that the easements they thought were in place were not, causing construction to be very tight, with an increase in construction and maintenance cost. Some alternative routes were discussed and recently it was settled that the easement they didn't think was possible, now is, which makes the acquisition of this property now available.

Mayor Hark stated Resolution No. 2375-21 is to follow, for approval.

Council Member Bowen questioned Munzlinger if \$20,000 an acre is a "normal" price and if the property was surveyed. Munzlinger advised the five acres will be surveyed off and the owner was not willing to give the HBPW an easement to the property. Munzlinger advised this is actually a shorter route, by half, which will result in a cost savings and provide a 100 foot easement. Council Member Bowen then asked if from the switch yard at Scott's Lane would it now come in by Mark Twain Cave? Munzlinger advised that it will start by Scott's Lane, head towards Pershing Road, allowing the HBPW to come off of Ameren's line. He then questioned if the HBPW would be going all the way out there, in which Munzlinger advised currently they do, across Pershing Road, Route T and down to Mark Twain Cave and this line was built back in 1974. Council Member Franke questioned if this would complete "the loop", in which Munzlinger advised it would not. There is another project, along Warren Barrett Drive, however, due to construction cost, that project has been delayed until this project is complete. Council Member Franke questioned if this project is a piece of the loop, in which Munzlinger concurred.

RESOLUTION NO. 2372-21

A RESOLUTION OF THE CITY OF HANNIBAL AUTHORIZING THE MAYOR AND COUNCIL TO SIGN LETTERS OF SUPPORT FOR THE ADAPTIVE REUSE OF 109 VIRGINIA STREET AND TO DONATE THE PROPERTY TO 3 DIAMOND DEVELOPMENT, LLC

A motion was made by Mayor Pro Tem Dobson to have the City Clerk read Resolution No. 2372-21 and call the roll for adoption. The motion was seconded by Council Member Veach.

ROLL CALL

Yes: Mayor Pro Tem Dobson, Council Member Franke, Mayor Hark, Council Members Bowen, Welch and Veach - 6

No: - 0 -

Absent: Council Member McCoy - 1

Motion carried.

Mayor Hark declared Resolution No. 2372-21 duly approved and adopted on this date.

RESOLUTION NO. 2373-21

A RESOLUTION OF THE CITY OF HANNIBAL AUTHORIZING THE MAYOR TO EXECUTE A PURCHASE AND SALE AGREEMENT, AND ANY OTHER NECESSARY DOCUMENTS, WITH 3 DIAMOND DEVELOPMENT, LLC RELATIVE TO CITY OWNED PROPERTY LOCATED AT 109 VIRGINIA STREET

A motion was made by Council Member Veach to have the City Clerk read Resolution No. 2373-21 and call the roll for adoption. The motion was seconded by Mayor Pro Tem Dobson.

ROLL CALL

Yes: Mayor Pro Tem Dobson, Council Member Franke, Mayor Hark, Council Members Bowen, Welch and Veach - 6

No: - 0 -

Absent: Council Member McCoy - 1

Motion carried.

Mayor Hark declared Resolution No. 2373-21 duly approved and adopted on this date.

RESOLUTION NO. 2374-21

A RESOLUTION OF THE CITY OF HANNIBAL AUTHORIZING THE MAYOR TO ACCEPT AND EXECUTE A SETTLEMENT AGREEMENT AND RELEASE AND GENERAL WARRANTY DEED FOR THE ACCEPTANCE OF DONATED PROPERTY, KNOWN AS 1908 GORDON STREET, HANNIBAL MISSOURI FROM MAY VINEYARDS, LLC

A motion was made by Council Member Veach to have the City Clerk read Resolution No. 2374-21 and call the roll for adoption. The motion was seconded by Council Member Franke.

ROLL CALL

Yes: Mayor Pro Tem Dobson, Council Member Franke, Mayor Hark, Council Members Bowen, Welch and Veach - 6

No: - 0 -

Absent: Council Member McCoy - 1

Motion carried.

Mayor Hark declared Resolution No. 2374-21 duly approved and adopted on this date.

RESOLUTION NO. 2375-21

A RESOLUTION OF THE CITY OF HANNIBAL AUTHORIZING THE MAYOR TO EXECUTE CONTRACTS, SPECIAL WARRANTY DEEDS AND CLOSING DOCUMENTS FOR THE ACQUISITION OF REAL PROPERTY ON JOHNNY TRAIL, RALLS COUNTY MISSOURI FROM JOHN BUNN IN THE AMOUNT OF \$100,000.00 FOR THE FINN CONNECTION PROJECT

A motion was made by Council Member Veach to have the City Clerk read Resolution No. 2375-21 and call the roll for adoption. The motion was seconded by Mayor Pro Tem Dobson.

ROLL CALL

Yes: Mayor Pro Tem Dobson, Council Member Franke, Mayor Hark, Council Members Bowen, Welch and Veach - 6

No: - 0 -

Absent: Council Member McCoy - 1

Motion carried.

Mayor Hark declared Resolution No. 2375-21 duly approved and adopted on this date.

BILL NO. 21-029

AN ORDINANCE OF THE CITY OF HANNIBAL PROVIDING FOR A MUNICIPAL ELECTION TO BE HELD, TUESDAY, APRIL 5, 2022 FOR THE PURPOSE OF ELECTING THE MAYOR & COUNCIL MEMBERS OF THE SECOND (2ND) AND FOURTH (4TH) WARDS

First Reading

A motion was made by Council Member Veach to give Bill No. 21-029 a first reading. The motion was seconded by Mayor Pro Tem Dobson.

Motion carried.

CLOSED SESSION

In Accordance with RSMo. 610.021 (1) (3) (13)

Mayor Hark then entertained a motion to enter into closed session in accordance with RSMo. 610-021, sub-paragraphs (1), (3) and (13) admitting himself, City Council Members, City Attorney James Lemon, City Manager Lisa Peck, City Clerk Angel Zerbonia, Attorney Tim Reinhardt, Via Microsoft Teams and Building Inspector Mike Murphy. A motion was made by Mayor Pro Tem Dobson to enter into closed session. The motion was seconded by Council Member Bowen.

ROLL CALL

Yes: Mayor Pro Tem Dobson, Council Member Franke, Mayor Hark, Council Members Bowen, Welch and Veach - 6

No: - 0 -

Absent: Council Member McCoy – 1

Motion carried.

OPEN SESSION

A motion was made by Council Member Welch to return to open session. The motion was seconded by Mayor Pro Tem Dobson.

Motion carried.

ADJOURNMENT

A motion was then made by Mayor Pro Tem Dobson to adjourn the meeting. The motion was seconded by Council Member Veach.

Motion carried.

James R. Hark, Mayor

Angelica N. Zerbonia, MRCC, CMO - City Clerk